

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
MONDAY, NOVEMBER 11, 2002  
8:00 A.M.

Commissioners Present  
Chairman Casey  
Commissioner Evans, District 1  
Commissioner Lee, District 2  
Commissioner Carter, District 3, Vice Chairman

**Minutes**

The minutes presented for consideration were from the Work Session of October 21, 2002 and the Regular Session of October 22, 2002. No corrections or additions were noted.

**Residents of Oak Grove Subdivision – Thompson Road**

Marvin Lee, Public Works Director, gave a brief history of the road and noted its current condition. According to Mr. Lee, Thompson Road was lime-rocked in October 1996 at the same time Eston Barber was developing Oak Grove Subdivision. Mr. Lee stated that the Thompson Road was in good condition and was last bladed on October 31. Charlie Clark, County Engineer, stated that when Mr. Barber developed the subdivision he had requested that Thompson Road be paved, but the SPLOST IV list was already completed, based on established criteria including traffic counts. Mr. Clark pointed out that Lowndes County had current needs and does not pave roads based on anticipated traffic counts. Thompson Road had 484 cars per day late last calendar year. This ranks high on the list of collector roads, based on traffic counts. Mr. Clark stated that the road was 1.2 miles, but the portion between Union Road and Old U.S. 41 was the only portion that should be paved. Commissioner Lee noted that Thompson Road was a narrow road and sometimes there were difficulties when meeting other vehicles.

**Annexation Requests**

Sherry Davidson presented the annexation requests and offered to answer any questions the Commissioners might have.

**Public Hearings – Rezoning Ordinances for Adoption**

Sherry Davidson presented the rezoning requests and offered to answer any questions the Commissioners might have. Ms. Davidson pointed out that Larry Dean had again requested that his rezoning be tabled.

**Resolution #02-1046, Section 125 Agreement and Plan Adoption**

Mickey Tillman, Human Resource Director, stated that this was a recommended amendment to the county's Section 125 Plan for compliant purposes only. According to Mr. Tillman, the amendment was necessary because of changes to the IRS Code and this amendment would bring the County into compliance to that code. Adoption would enable employees to pay for certain benefits with pre-tax dollars and would save the County approximately \$44,887.44 in FICA contributions.

## **Contracts**

Proposed Water Main Extension to Serve Coleman Road South and Val Tech Road – Phase II – Mike Allen, Utilities Director, presented the proposal for the Coleman Road and Val Tech Road water main extension and recommended approval of Standard Contractors, Inc., as recommended by Carter & Sloope Consulting Engineers. According to Mr. Allen, total cost of the project was approximately \$204,896.00. Commissioner Lee noted that sodding should be used instead of hydro seeding on all future projects.

Change Order for Guest Road, Phase I – Commissioner Carter expressed concern about bidding a project, accepting the low bid and then adding in change orders that would mean the low bid was actually higher than the high bid. Mike Allen, Utilities Director, explained that after a project begins there are often situations occur that had not been apparent when the project began or that sometimes the County made changes that would improve the use of the project. According to Mr. Allen, this project had already been completed and these changes were necessary. The Commissioners recommended having contingencies accounted for at the time a project is bid.

## **Appointments**

The Commissioners discussed the tabling of the appointment to the South Georgia Community Service Board.

## **Bids**

Bids on a New 10-Wheel Dump Truck – Amy Goolsby, Purchasing Agent, presented the bids for a new 10-Wheel Dump Truck and recommended the low bid of Beck Motor Company for \$74,235.00. Marvin Lee, Public Works Director, pointed out that specifications for vehicles had been developed that would provide for the needs of the County that would provide long service life, but the specifications were not brand specific.

Bids on a New Chipper Machine – Amy Goolsby, Purchasing Agent, presented the bids for the new Chipper Machine and recommended approval of the low bid of Vermeer for \$24,415.00. Marvin Lee, Public Works Director, stated that a lot of time was being spent hauling debris off when a chipper machine could reduce the road time of County vehicles.

Bids on Re-Roofing the Lowndes County District Attorney's Building – Amy Goolsby, Purchasing Agent, presented the bids for the repairs to the roof of the District Attorney's Building and recommended approval of the low bid of Burnette Construction for \$14,900.00.

## **For Consideration**

Proposed Quitclaim Deed to Thomas D. Akins, Jr. – Mike Allen, Utilities Director, presented the request for a quitclaim deed and stated that the information had come from the County Attorney's Office. Walter Elliott, County Attorney, stated that he would provide additional information at the Regular Meeting on November 12.

Request for Variance to Water and Sewer Code Regarding Minimum Size of Sanitary Sewer Service Lines – Charlie Clark, County Engineer, stated that the actual mains were 8” lines and were constructed in accordance with the County’s Water and Sewer Code. Mr. Clark continued by saying that Lowndes County’s Code was set up to provide 6” service lines to the main line to each residence. The Code does not recognize RV lots as being different from a single-family residence... The request from Marbury Engineering is to use a 4” line from the main to each RV lot. According to Mr. Clark the Code was modified about two years ago because RV’s use less water and sewer than residences, but this part of the code was not changed and probably will not be changed.

Release for Property Damage to Communications Tower at Leila Ellis School – Bob Gardner, Projects Manager, stated that the County had received an offer for the insurance carrier for the general contractor of the Leila Ellis Project who had damaged the tower some months ago. Mr. Gardner stated that the estimate of repairs to the tower exceeded the feasibility of re-building the tower and the offer from the insurance company will cover all associated costs of removing the tower completely. The offer was for the total value of the tower, according to their estimate, of \$7,500.00. Mr. Gardner stated that the tower had been used by several state agencies. Mr. Gardner recommended approval of the release.

Habitat for Humanity Jimmy Carter Work Project – Chairman Casey stated that the Lowndes County Sheriff’s Office, under the direction of Sheriff Ashley Paulk, had donated \$20,000.00, one-half of the \$40,000.00 needed to fulfill the financial requirements of sponsorship of a house for the Habitat for Humanity Jimmy Carter Work Project. According to Chairman Casey, the remaining \$20,000.00 would be provided by the Lowndes County Board of Commissioners through employee fund-raising efforts, with the assistance of the Lowndes County Fire/Rescue firefighters and volunteers. Chairman Casey continued by saying that the home built by these efforts would serve as one of two homes built at the entrance to the development and would be utilized as part of a “command center” for the Jimmy Carter Work Project.

Approval to Adopt and Use the State of Georgia Purchasing Card Program – Amy Carter, Purchasing Agent, presented the proposal for Lowndes County to participate in the State Purchasing Card Program and offered to answer any questions the Commissioners might have.

Firehouse Software – Jim Fielding, Fire Chief, stated that the ITS Department had researched firehouse software and reported that this software was mandated by the State and must be in each fire station by 2004. Chief Fielding stated that this was a budgeted item and was a complete software package for personnel, invoices, hydrants, records, equipment inventory and the National Fire Incident Reporting System (NFIRS), as well as training. Chief Fielding recommended approval of the \$15,260.00 proposal by Visionary Systems, Ltd.

## **Reports**

County Fire Chief’s Report – Chief Fielding presented his report for the month of October and offered to answer any questions the Commissioners might have.

Joe Pritchard, County Manager, stated that an agreement for the use of the Leila Ellis Building between LAMP, South Health District Infectious Disease, South Georgia Coalition to End Homelessness, Inc. and Lowndes County had been reached.

According to Mr. Pritchard, the County had contacted John Bassett regarding the funding of this project and it was necessary to provide to Mr. Bassett a breakdown on the usage of the building that meets his approval to assure funding. Mr. Pritchard noted that meetings had been held to discuss the usage of the space and recommended approval of the agreement now being presented to the Commissioners, pending approval by the County Attorney. Commissioner Evans requested that each Commissioner be given a floor print of the school showing the proposed usage.

Charlie Clark, County Engineer,

Presented a report on a meeting with representatives of David DeLoach concerning the proposed development by the Langdale Company on 756.96 acres north of U. S. Highway 84, West of Valdosta. Mr. Clark stated that the meeting was to determine the feasibility and proposed time-line for serving that property with County utilities. The nearest sanitary sewer lift station that has the capacity to serve the property is on Rocky Ford Road, approximately 5,000 – 8,000 feet away. The developer would like for the County to bring sanitary sewer to the entrance to the property, but the least expensive way for the County would be to provide a force main to the closest corner of the property. A reasonable compromise, according to Mr. Clark, would be to provide a lift station at the southeast corner of the property, a low point that serves the proposed development and would serve adjacent properties to the east. Mr. Clark continued by saying that a lift station at that location would serve that area for future development. Mr. Clark stated that the Water/Sewer Master Plan would be available by the end of this year.

Mr. Clark noted that Lowndes County does not currently have water service in that area and would not be prepared to serve the development by the time-line the developer has provided. Mr. Clark provided the following proposal:

1. Cost of a test well work would be equally split between Lowndes County and the development owner. Greene Well Supply is currently under contract with the County for other test wells and we would use them for a test well. The estimated cost is approximately \$35,000.00. Upon agreement of both parties, Lowndes County would schedule this work as soon as possible with the test well work to be completed no later than February 2003.
2. Regardless of test well findings, upon completion of the test well, the County and developer would equally share the cost of capping and abandoning the well, or the well would remain for the development of the developer for irrigation water supply.
3. In order to meet the developer's schedule, the developer would install a private water system. Lowndes County would support such a private system through a Letter of Local Concurrence to EPD for a private water system.
  - a. If the test well data shows the water supply is adequate to serve a County well, the developer would install the private system with the necessary well diameter, equipment and piping to meet County and State regulations. Lowndes County would construct an elevated water

storage tank to serve this area of the community (including this development) and, upon tank and associated water main construction, would purchase the water supply system from the developer.

- b. If the test well data shows the water supply is not adequate to serve as a County well to serve the area, the developer would install the private system to meet the needs of the development only. When Lowndes County makes improvements in this area sufficient to supply water to the development (estimated in 2006 and 2007), the private water system would connect to the public water supply and the private water supply system would remain the property of the developer.

Reported that the DOT was still pursuing the re-surfacing of U. S. 41 and would be resurfaced as a LARP Project which means that the County would be have to re-build the shoulders after the resurfacing.

Joe Pritchard, County Manager, indicated that the re-building of Frank's Creek Bridge would take approximately six to eight months according to the Georgia Department of Transportation.

Joe Pritchard, County Manager, stated that he had two items for Executive Session, one for property acquisition and one for legal matters.

The Meeting adjourned at 9:25.

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Rodney N. Casey, Chairman

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Phyllis B. Waters, County Clerk